GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

HM&FW Department - APMSIDC - Modifications to the RFPs and Draft Concession Agreements for four medical colleges (Adoni, Markapuram, Madanapalli, Pulivendula) under PPP mode in Phase-I - Orders - Issued.

HEALTH, MEDICAL AND FAMILY WELFARE (H2) DEPARTMENT

G.O.RT.No. 847 Dated: 02-12-2025

Read the following:

1. G.O.Rt.No.590, HM&FW(H2) Department, Dated:09.09.2025.
2. G.O.Rt.No.197, HM&FW (H2) Department, dated:11.04.2025.
3. Proposal from the MD, APMSIDC, A.P., Mangalagiri, Guntur District, e-file bearing Computer No.2865475.

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ORDER:-

In the G.O. 1st read above, Government have issued orders for development of 10 new medical colleges at Adoni, Madanapalli, Markapuram, Pulivendula, Penugonda, Palakollu, Amalapuram, Narsipatnam, Bapatla and Parvathipuram under PPP mode; and approved the draft RFPs and Concession Agreements for the development of four (4) medical colleges at Adoni, Markapur, Madanapalli, and Pulivendula under PPP mode under Phase-I. The remaining six (6) medical colleges will be taken up immediately after finalization of the Feasibility Reports, Draft RFPs and Concession Agreements. The Tender Committee was permitted to make minor modifications to the RFPs based on pre-bid consultations.

2. In the reference 3rd read above, the MD, APMSIDC has informed that two pre-bid consultations held on 06.10.2025 and 23.10.2025. The PPP Committee constituted vide G.O. 2nd read above, has been met on 13.11.2025 and discussed in detail about the responses to be given to the pre-bid queries received. The PPP Committee have discussed deliberately and drafted the responses against each of queries. The Committee have opined that the following issues requires approval of the Government before publishing the same in e-procurement platform:

1.Allocation of Land for each project

A. The total tentative land to be leased for each site is as below:

i. Adoni - 49.64 acre
ii. Madanapalli - 52.47 acre
iii. Markapuram - 47.10 acre
iv. Pulivendula - 48.50 acre

The site Plans for each site are appended.

B. The land at each Project site is restricted for development of Minimum Development Obligations (i.e. 625 bedded hospital, 150 UG seats and 24 PG seats medical college along with hostels for students, faculty & staff accommodation with other necessary, allied and associated infrastructure) and Future Development (i.e. Nursing College with Hostel facilities, Para Medical Clinic and Training Centre, Dental College, Telemedicine Centre, Physiotherapy Centre, Health and Medical Wellness Centre, Aayush / Ayurveda Centers, any health and medical related facility or increase the number of beds in the and any Hospital or number of seats in the Medical College as per the NMC norms) as per terms of the DCA. No non-clinical and commercial development is permitted to be developed on the Project Site.

C. The Concessionaire has flexibility to plan and design the site keeping in view optimum utilization of land, fulfilling all building bye-laws, regulations and guidelines including NMC norms. However, the site plan must include the present constructed area.

2. Transfer of human resource of existing hospital and cost thereof

A. The Government of Andhra Pradesh will provide only salary for the medical and non-medical staff, transferred with the existing hospital, for two years from the 'Effective Date'. The existing list of staff to be transferred is appended.

B. The staff available on the 'Effective Date' shall be transferred to the Concessionaire with existing hospital and will report to the Concessionaire. The list of such staff available at present is provided. The availability of such staff may vary based on the willingness of the staff at the time of handover of the existing hospital to the Concessionaire on Effective Date.

C. The Concessionaire is required to assess the provision of additional staff (medical, non- medical, para medical etc) needed as per NMC norms for hospital and medical college and bear the Cost of provision of such additional staff. The Government of Andhra Pradesh will not provide any operation and maintenance grant or bear any expense thereof for running and operation of hospital and medical college.

3. Future Development

A. The Concessionaire is permitted to carry out additional development as part of future development. The Concessionaire with the permission of the Authority, may develop components including Nursing College with Hostel facilities, Para Medical Clinic and Training Centre, Dental College, Telemedicine Centre, Physiotherapy Centre, Health and Medical Wellness Centre, Aayush

/ Ayurveda Centers, any health and medical related facility or increase the number of beds in the Hospital or number of seats in the Medical College as per the NMC norms. These components will be considered as future development. The Concessionaire shall not, in any event, commence the construction/ operation and/or use of the future developments prior to the COD Phase II.

B. **Amended clause 3.1.5 (p) as below**: The Concessionaire is permitted to carryout additional development as part of future development, the Concessionaire, with the permission of the Authority, may develop components including Nursing College with Hostel facilities, Para Medical Clinic and Training Centre, Dental College, Telemedicine Centre, Physiotherapy Centre, Health and Medical Wellness Centre, Aayush / Ayurveda Centers, any health and medical related facility or increase the number of beds in the and any Hospital or number of seats in the Medical College as per the NMC norms. These components will be considered as future development, as per clause 2.1(l) and the Concessionaire will share 3% of the revenue as per Clause 26.4;

4. Branding of the Project

The project will be primarily branded as "Government Medical College and Hospital at (Name of the Place) developed on PPP by (Name of the Concessionaire)". Further, the display of the brand (Font) shall be in 70:30 ratio (Government of Andhra Pradesh-70: Concessionaire- 30).

5. Reservation of in-patient beds for Select Patient (Government Patients):

70% reservation for Select Patients will apply for all the inpatient beds irrespective of the category of the beds. This 70% reservation for select patients will also apply to the inpatient beds developed as part of the future developments.

6. Number of members in Consortium:

The number of members in consortium shall not exceed 3 (three).

3. Government after careful examination of the matter, hereby approve the modifications to the RFPs and Draft Concession Agreements for four medical colleges (Adoni, Markapuram, Madanapalli, Pulivendula) under PPP mode in Phase-I approved vide G.O. 1st read above, with respect to issues involving allocation of land, transfer of staff, future development components, branding, reservations of beds, and consortium limits as detailed at para (2) above.

4. The Managing Director, APMSIDC, A.P., Mangalagiri, Guntur District shall take necessary action in the matter, accordingly.

5. This order issued with the concurrence of the Finance Department, vide their U.O.No. FIN01-FMU0PC(HMF1)/1406/2025-FMU-HMFW, Comp. No:2883160, dated:27.11.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

SAURABH GAUR
SECRETARY TO GOVERNMENT

To
The Managing Director, APMSIDC, A.P., Mangalagiri, Guntur District
Copy to:
The Commissioner, Health& Family Welfare, A.P., Mangalagiri
The Managing Director, APMERC, A.P., Mangalagiri, Guntur District
The Director of Medical Education, A.P., Vijayawada
The PS to Principal Secretary to the Hon'ble Chief Minister
The OSD to the Hon'ble Minister (HFW&ME)
The PS to Secretary to Government, HM&FW Department
The Finance (FMU-HM&FW) Department
The General Administration (Cabinet) Department
SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER